


Carter Jonas

# When it comes to energy developments, it pays to have Carter Jonas on board.

Our market leading energy team comprises surveyors, valuers, environmental specialists, project managers and town planners. This blend of expertise enables us to provide sound independent advice on all aspects of an energy project, enabling our clients to take full advantage of the opportunities that the energy market presents.

**>4GW**
energy storage projects under development

**>18GW**
of energy projects under development which the team have advised on

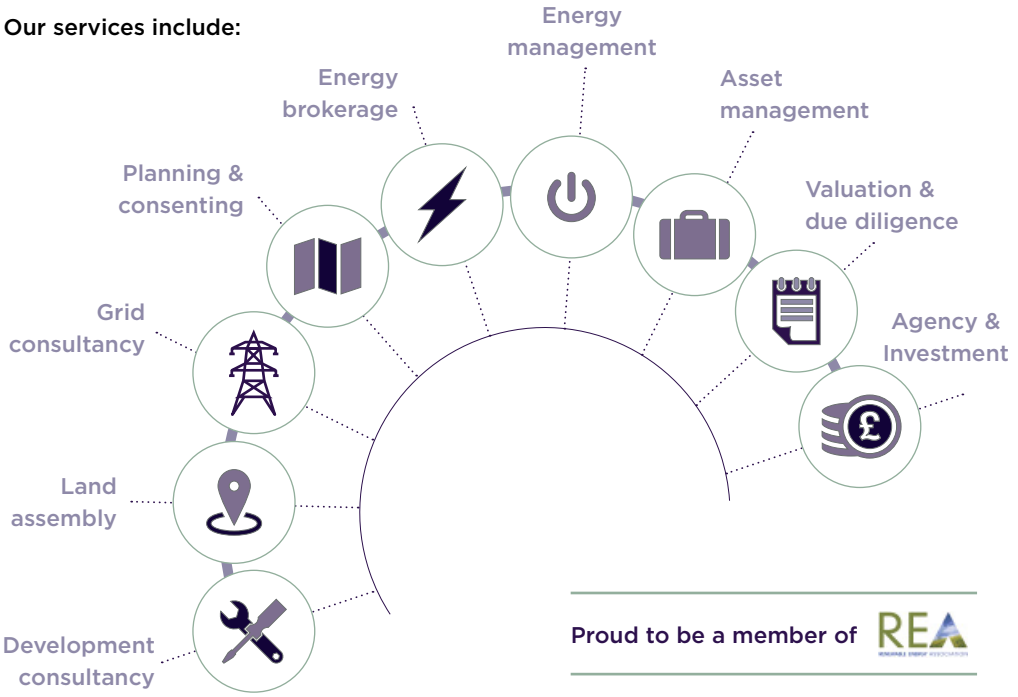
**>6GW**
solar projects under development

**We provide advice across all forms of energy including:**

- Anaerobic digestion
- Battery energy storage
- Biomass
- Combined heat & power
- Electric vehicles
- Energy from waste
- Hydropower
- Nuclear & Thermal Generation
- Onshore oil & gas
- Solar
- Wind

The team has successfully advised on in excess of 1,000 energy projects, on rural, commercial and industrial land and properties.

**Our services include:**

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## Some of our key clients

THE CROWN ESTATE
national highways
NORTHERN POWERGRID
Sheffield City Council
KeldaGroup
The Coal Authority
GET Solutions
Leicestershire County Council
UNIV
H2 POWER
LLOYDS BANK
UNIVERSITY OF LEEDS
PEEL
Kent County Council
HARMONY ENERGY
SEVERN TRENT
FCC Environment
SOMERSET County Council
STRAWSONS PROPERTY
INTEGRUM RENEWABLE ENERGY
BRAMALL GROUP
bute energy
HSBC
NatWest
FITZWILLIAM WENTWORTH
UNIVERSITY OF CAMBRIDGE
Anesco
drax






## Development consultancy

**>4GW**
energy storage projects under development

Our Energy team offers a complete 'project lifecycle' consultancy service, from site screening right through to project commissioning and operation.

All we need to start with is a land boundary plan. From this we can complete a review to establish the development potential. We can carry out feasibility studies, options appraisals and accurate financial models and valuations.

We can advise on the different technologies and their cost, likely performance, warranties and reputation, current market conditions and active developers, and joint venture and site lease options.

We provide a full planning service. Once consented we can project manage the build, from negotiating supply contracts and service & maintenance agreements and appointing contractors, to arranging power purchase agreements and metering.

### Case Studies

**Yorkshire Water**
Yorkshire Water appointed the Energy team to review their land portfolio for possible energy development opportunities such as wind, solar and battery energy storage. We analysed current and forecasted energy usage, technical and planning constraints, and prepared a feasibility report scoring each prospect to aid decision making.

**Somerset County Council**
The Energy team advised Somerset County Council on initial feasibility and financial viability, progressing to producing an options appraisal and developing a business case with a clear strategy for the development of a 9MW ground mounted solar farm and co-located battery energy storage scheme at Bridgewater in Somerset.

## Renewables development: timeline

- Landowner approach
- Review with agent
- Letter of authority & exclusivity
- Agree heads of terms
- Surveys & consultation
- Option to lease
- Planning
- Lease
- Construction
- Operation
- Potential disposal



# Land assembly

Assembling land and rights is fundamental to delivering infrastructure. The Energy team provides a comprehensive land assembly service for energy and infrastructure projects countrywide.

From identifying sites and landowners, options appraisals, book of reference and negotiating deals, to introducing development partners for private and joint venture schemes, the Energy team can undertake all aspects of land assembly.

We have an integrated GIS mapping system for efficient site identification and land referencing and can create bespoke project databases for effective project management.

Once a site and landowner are identified, or alternatively where there is a ransom position, we can advise on and negotiate terms, drawing on our varied negotiation experience to reach an agreement.

**>55km**
**of distribution network cables advised on in the last year**

## Case Studies

### Rampion II

Our team has advised RWE on route selection, land referencing, survey access, consents and land assembly for a 36km cable serving a proposed 1.2GW offshore wind farm off the West Sussex coast. This project was granted development consent on Friday 4th April 2025.

### Solar Site Acquisition

Our Energy team has assembled a GW+ portfolio of large-scale solar & battery energy storage sites on behalf of an international developer. This included site searching, landowner approaches, securing letters of authority, exclusivity and heads of terms, plus any negotiating related matters such as access and cable routes.



# Planning & consenting

Our Energy team includes experienced Town Planning and Environmental Consultants, specialising in energy & infrastructure projects. They have a proven track record of delivering consents for projects, from large scale NSIP connections and installations (DCOs), through to local planning authority consents (TCPA) for a range of energy projects.

From project inception, we can manage your project through the various consent regimes that could be required. We provide clear and concise consent strategies at the outset, along with a range of services through the planning process to ensure that the coordination, submission, and management of the application is delivered in a clear, timely, and cost-efficient way, and that a permission is granted, and a start on site can be achieved as necessary.

**Our services include:**

- Consent Strategies, including advice on different consents available (DCO, TCPA, PDR, other authorising Acts as necessary)
- Site appraisals
- Pre-application advice
- Input to Strategic Options & Optioneering studies
- Advice re wider team requirements for DCO applications (and management thereof)
- Design and masterplanning
- Stakeholder management and community engagement
- Planning and managing public consultations
- Co-ordination and peer review of Environmental Impact Assessments
- Preparation, submission, and management of applications
- Promotion of Appeals (if necessary)
- Management of, and appearance at Examinations, hearings and inquiries
- Expert witness
- Discharge of conditions

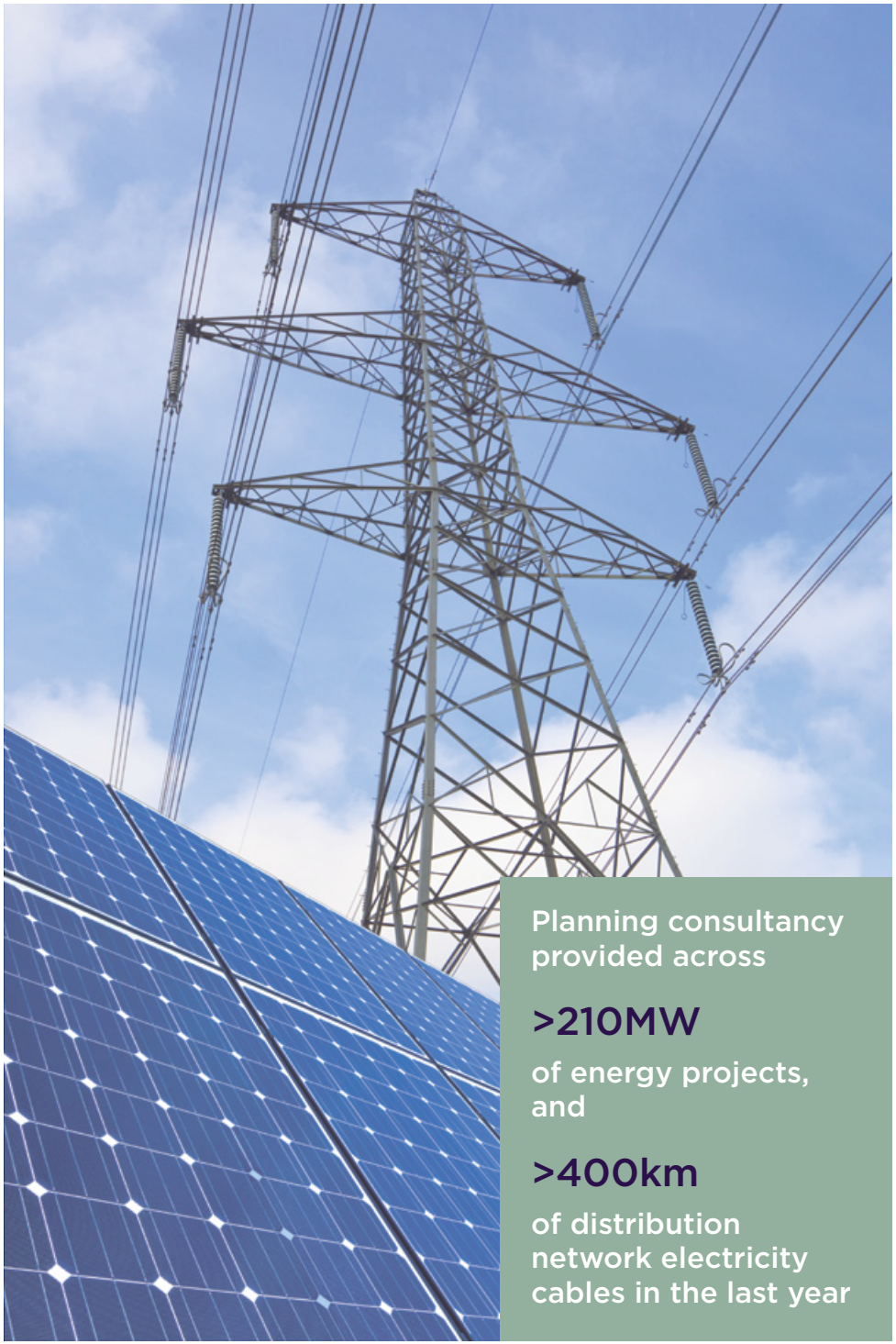
## Case Studies

### Creyke Beck Battery Energy Storage Development

The Energy team secured consent for a 100MW Tesla battery storage scheme. This included the full suite of planning services, from pre-application advice and survey coordination, to preparation and submission of the application, and discharge of conditions. Challenges successfully overcome included flood risk and access.

### Lords Bridge Solar Farm

The Energy team was instructed by the University of Cambridge to secure planning consent for a 22MW ground mounted solar farm. We led on scheme design mitigating against constraints including green belt, listed buildings, and landscape impact, and we included an environmental enhancement plan creating habitats to support local wildlife.



Planning consultancy provided across

**>210MW**

of energy projects, and

**>400km**

of distribution network electricity cables in the last year



## Energy brokerage

We offer a comprehensive, independent brokerage service, working closely with clients to manage the risks associated with a volatile energy market. Our specialist team has extensive experience negotiating procurement contracts for large consumers and Power Purchase Agreements (PPAs) for renewable generators, and has built up a nationwide portfolio of clients.

We work with all the major UK energy suppliers and our tender process allows us to analyse markets and secure the most competitive rates at the optimum time.

For generators, we also broker PPAs to ensure you receive the maximum return from your investment. Clients range from private landowners with 50kW solar PV systems to developers with multiple MW developments, all of which are provided with a bespoke service.

**>90GWh**
of renewable energy brokered

## Grid consultancy

The availability and cost of a grid connection is a key factor affecting the feasibility of a new energy development, so establishing the potential for a grid connection is crucial from the outset.

Whether you are looking to apply for a new grid connection, want to vary an existing connection, or need advice on allowing a developer a letter of authority to apply for a grid connection on your land, we can advise.

We can review connection options, submit and critique grid connection applications, negotiate wayleaves and easements, appoint contractors, and oversee installation works.

Our team can also advise on the development value of your grid connection and what to do in the event of a ransom situation.



### Case Studies

**UK Wide Energy Generating Portfolio**
The service helps over 100 clients, totalling >50GWh/annum of renewable generation, to negotiate competitive rates for their exported power via a PPA. Our portfolio spans the length of the UK from hydro power stations in North Scotland to wind turbines in Cornwall. In what is an increasingly volatile UK energy market, we have achieved PPAs as high as 23p/kWh.

**Gas and Electricity Procurement and Portfolio Management**
We work closely with businesses to create a procurement strategy to suit them and provide a one stop shop for utility portfolio management. We assist >150 commercial clients to purchase energy in line with their strategic objectives. Our extensive experience in the sector means we can help clients navigate the complexity that is the UK gas and power market.

### Case Studies

**Poole Farm Solar Farm**
On behalf of Leicestershire County Council, the Energy team secured a 10MW grid connection for a ground mounted solar farm. After reviewing connection options and determining the most economically viable scale, we submitted a formal grid connection application and successfully secured the capacity for the 54-acre scheme.

**Cinders Farm Solar & Biomass**
The Energy team project managed the grid connection works for a new on-farm poultry facility with integrated biomass and roof mounted solar. We reviewed energy requirements, secured the multi-technology grid connection, and managed procurement and installation, including resolving a cable route issue to avoid third party consent.




# Energy management

We work to develop long term relationships with our clients and customers that make measurable differences to their businesses. This will always start with a granular understanding of operational needs, alongside thorough data analysis and bill validation to make sure existing positions are optimised.

In addition to enhanced reporting and procuring energy, we support clients behind the meter as well, helping them reduce demand, lower their carbon footprint, and save money through the installation of on-site generation and private wire solutions. We perform initial feasibility studies to demonstrate potential carbon and financial savings, and present fully costed proposals for delivery.

Through our partners we offer a range of procurement options from client-funded, owned, and managed models, through to fully funded, off-balance sheet solutions, using contracting models which target financial savings of 20% plus.

**Case Study**

### Cumbrian Leisure Park

Carter Jonas has advised a private client on the options for a fully funded energy centre development to provide a sustainable source of off-grid heat and electric for a holiday park. The solution involved a combination of gas CHP (combined heat and power), solar and battery storage.

# Asset management

Once an energy scheme is operational, it pays to manage your asset effectively to maximise the return on investment. Proactive management helps to reduce operating costs, realise savings, and increase revenue. We can take care of everything, so you don't have to worry about the day-to-day management.

Many of our clients instruct us as their external asset manager on a discretionary or non-discretionary basis.

**Our energy asset management services include:**

- Management of suppliers and contractors
- Feed-In Tariff (FIT) and Renewable Heat Incentive (RHI) account management
- Renewable Energy Guarantees of Origin (REGO) claim submissions
- Meter reading logs
- Business rates reviews
- Remote monitoring
- Lease administration (rent reviews, annual rental returns and audits, variations, renewals and extensions)

## Case Studies

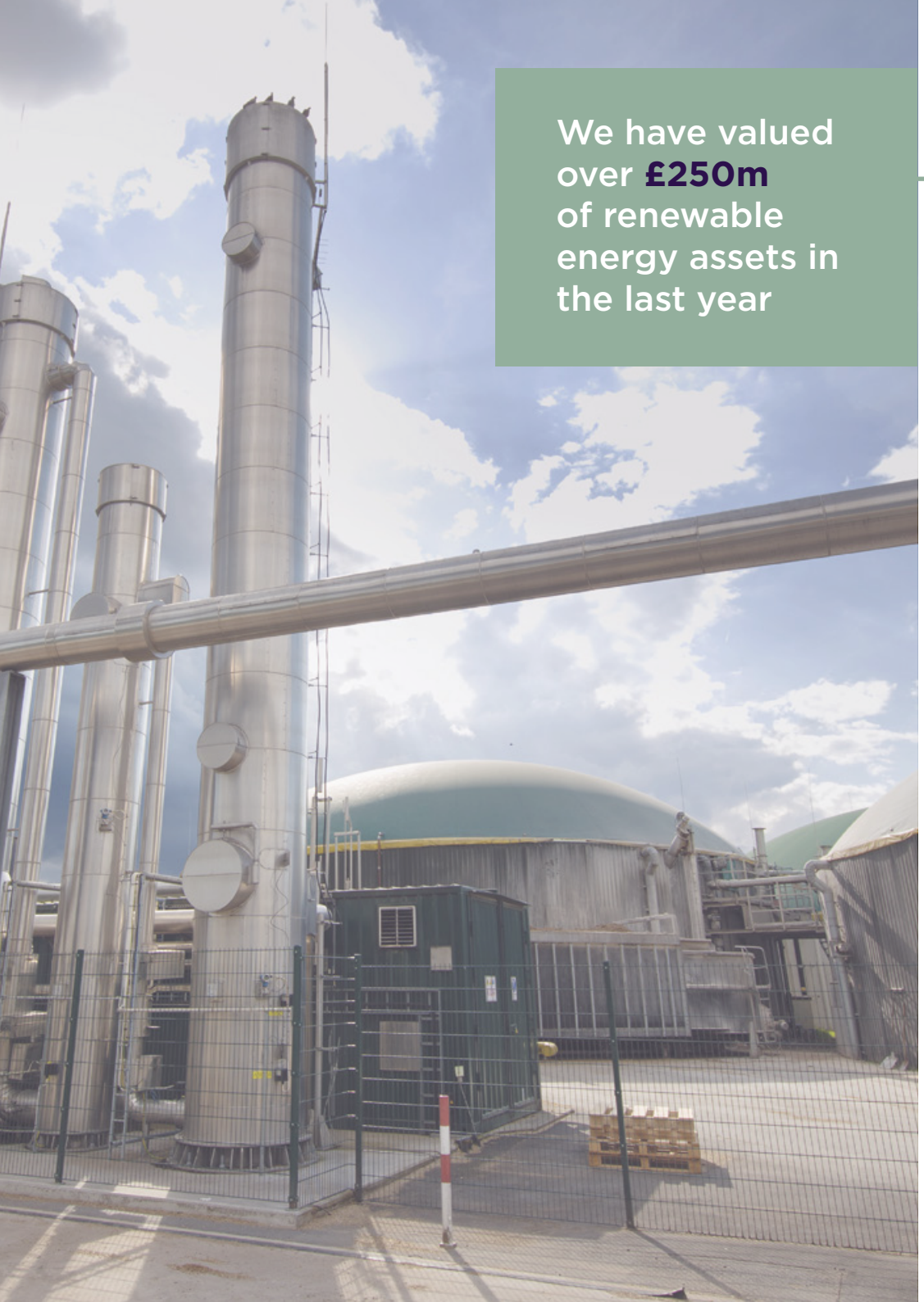
### Yorkshire AD Plant

Following the successful purchase of a 500kW anaerobic digestion plant for a private client, Carter Jonas has been retained to provide ongoing management services including Feed-In Tariff and Renewable Heat Incentive administration and submissions, Power Purchase Agreement brokerage, business rates consultancy, general record maintenance and cashflow forecasting.

### North Wales Hydro Schemes

The Energy team has secured planning permission on, and project managed, over 80 energy schemes, and in many cases has been retained to assist clients with their ongoing management. Our management includes a portfolio of Feed-In Tariff accredited hydro schemes in North Wales, on which we assist our clients with meter readings, tariff claims, REGO submissions, arranging servicing and maintenance and ad hoc works, business rates reviews, licensing obligations, and remote monitoring.





We have valued over **£250m** of renewable energy assets in the last year

# Valuation & due diligence

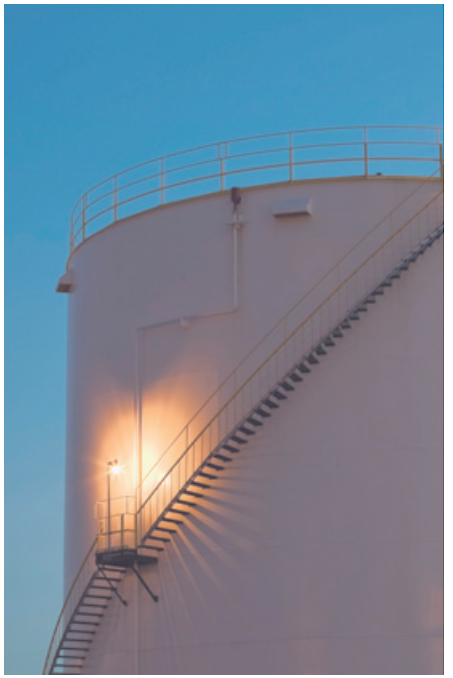
Our Energy team includes a number of RICS Registered Valuers with specialist expertise and experience of valuing all manner of energy generating, storage, distribution and EV charging assets.

Our Valuation team is retained by the major high street lenders on secured lending panels and is experienced in carrying out valuations of development sites, operational assets and freehold investment sites for all types of energy developments.

**We undertake valuations for a range of purposes including:**

- Loan security
- Sale and lease
- Acquisition
- Investment
- Company accounts
- Capital Gains Tax
- Insurance
- Expert witness

The team also undertakes detailed due diligence assessments of energy projects, both greenfield sites and operational projects, for lending, acquisition, and investment purposes.



## Case Studies

### Peel NRE / Mersey Heat

The Energy team has been retained to value the Liverpool Waters District Heat Network project for the last two years. The development comprises an Energy Centre containing a 2.5MW Heat Pump and 9MW of gas CHP engines serving a 60-hectare mixed use regeneration and development site on the banks of the River Mersey.

### Severn Trent Water

The Energy team has provided specialist energy valuation advice to Severn Trent Water on wind, solar, anaerobic digestion, gas and battery energy storage developments for both intercompany and disposal purposes for over 10 years.

# Agency & Investment

From initial development site option and lease negotiation, through to operational asset disposals, we have established relationships with market leading developers and investors, ensuring that you achieve best value for your site.

**>£190m**
of energy agency assets transacted



## Development Sites

For landowners, we can provide expert advice and guidance when considering leasing or promoting your site to a developer. We can advise you on your options and market the prospect to reputable developers on a competitive tender basis to ensure that you secure the best terms possible. Drafting documents tailored to your site and circumstances, we can negotiate favourable heads of terms, option, lease and promotional agreements. The team can also provide introductions to market leading developers who can offer joint venture partnerships should you wish to invest in a scheme directly to obtain a greater share in development returns.

For clients with operational assets already in situ, we can also advise on how to capitalise on lease extensions and through the disposal of freehold investments.

### Case Studies

**Primary Substation Portfolio**
A Distribution Network Operator appointed the Energy team to market potential battery and peak power development sites across their portfolio. We negotiated with developers to secure the most favourable terms possible and acted on the client's behalf throughout the development process. We also dealt with any lease variations and renewals for existing projects to ensure they reflected the current market.

**Yorkshire Water**
The Energy team successfully marketed and disposed of the site of the 18MW Ovenden Moor operational wind farm in West Yorkshire. The site benefited from a secure income stream through the wind farm lease with over 22 unexpired years.

## Assets

The Carter Jonas Energy team is well established as a leading agent when it comes to the acquisition and disposal of development project rights and operational assets.

We provide a full suite of agency services to clients including disposal strategy and structuring, initial sales due diligence and the hosting of a data room, on and off-site marketing, negotiation and management of a sale process through to completion.

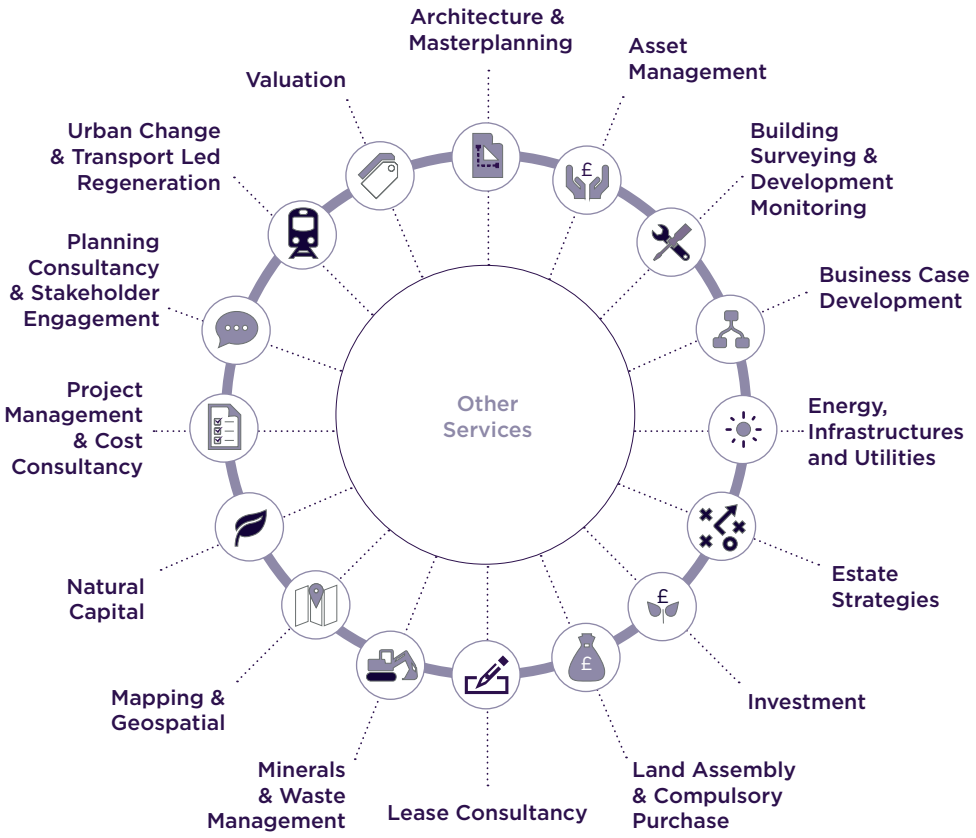
From an investment perspective, our extensive market knowledge and wide range of industry contacts means that we can identify and access off-market investment opportunities at various stages of development. Our wider Investment Agency services extend to due diligence and valuation, investment strategy advice, negotiation and management of the acquisition process.

### Case Studies

**Yorkshire Wind Portfolio**
The Energy team successfully marketed and sold a portfolio of four 500kW operational wind turbines for a private client in Yorkshire. Competitive bids were sought through a tender process and the sale concluded well in excess of the guide price.

**Kent County Council**
The Energy team has provided investment and due diligence advice for a 22MW shovel-ready solar farm mid-construction. The scope included a thorough review of the technical design, legal and commercial contracts and resulted in a formal offer being tabled for the project.

## Our other services

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## About Carter Jonas

Carter Jonas is a leading UK property consultancy, working across commercial property, residential sales and lettings, rural, planning, development and national infrastructure.

The Energy team operates across the UK, working closely with the national network of offices to provide a nationwide service. Our team is renowned for their quality of service, expertise and the simply better advice they offer their clients.

## Contact us

Find out more about our Energy services by getting in touch with the team or visiting our website. See the inside back cover for details of individual members of the team.

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